

GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Town Planning – Tadepalligudem Municipality – Certain variation to the Master Plan – Change of land use of the land from Public Utilities (Water Supply) use to Residential use in R.S.Nos.11/2 & 12 (part), 12th Ward, Tadepalligudem Municipality to an extent of Ac. 3.17 cents – Draft Variation – Confirmed – Orders – Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No. 130

Dated:17-03-2012.
Read the following:-

- 1) G.O.Ms.No.495 MA., dated 14.9.1988.
- 2) From Smt E.Padmavathi and 2 others residents of Tadepalligudem, representation dated nil received through Hon'ble M(MA&UD) with Endrs.No.2809/ M(MA & UD)/07, dt.28.12.2007.
- 3) Government Memo. No.54/H1/2008-1, MA & UD Dept. dated 3.1.2008.
- 4) From the Director of Town and Country Planning, Hyderabad, Letter Roc.No.12228/2007/R, dated 15.2.2008 & 24-07-2009.
- 5) Government Memo. No.54/H1/2008-2, MA & UD Dept. dated 25.9.2009.
- 6) From the Director of Town and Country Planning, Hyderabad Lr.Roc.No.12228/2007/R, dated 11.11.2009.
- 7) Government Memo. No.54/H1/2008-3, MA & UD Dept. dated:01-12-2009.
- 8) From the Commissioner of Printing, A.P. Extraordinary Gazette No.547,Part-I, dt:04-12-2009.
- 9) From the Director of Town and Country Planning, Hyderabad, Lr.Roc.No.12228/2007/R, dated:22-12-2009 & 21-04-2011.
- 10) Govt. Memo. No. 54/H1/2008-4, dt. 05.01.2012.
- 11) From the Commissioner of Printing, A.P. Extraordinary Gazette No. 32, Part-I, dt:10-01-2012.
- 12) From the Director of Town and Country Planning, Hyderabad, Lr. Roc. No. 7731/2011/R, dated: 09.02.2012.
- 13) Govt. Memo. No. 54/H1/2008-4, dated 21.02.2012.
- 14) From the Commissioner of Printing, A.P. Extraordinary Gazette No. 123, Part-I, dt:22.02.2012.

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ORDER:-

The draft variation to the Tadepalligudem General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.495 MA., dated: 14-09-1988 was issued in Government Memo. No.54/H1/2008-4, Municipal Administration & Urban Development Department, dated:21.02.2012 and published in the Extraordinary issue of A.P. Gazette No. 123, Part-I, dated:22-02-2012. No objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated: 22.12.2009, has reported that the Commissioner, Tadepalligudem Municipality has informed that the applicants have paid an amount of Rs.54,876/- (Rupees fifty four thousand eight hundred and seventy six only) towards development/ conversion charges, as per G.O.Ms.No.158 MA.,dated:22-03-1996. The Director of Town & Country Planning vide his letter dated 09.02.2012 has informed that the applicant has handed over road effected portion through gift deed in favour of Municipality. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

To
The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Commissioner, Tadepalligudem Municipality, Tadepalligudem.

Copy to:
The individual through Commissioner, Tadepalligudem Municipality, Tadepalligudem.
The District Collector, West Godavari District.
SF/SC.

//FORWARDED :: BY ORDER//

SECTION OFFICER.

APPENDIX
NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Tadepalligudem Town, the same having been published in the Extraordinary issue of Andhra Pradesh Gazette No. 123, Part-I, dated: 22.02.2012 as required by clause (b) of the said section.

VARIATION

The site in R.S.Nos.11/2 & 12 (part), 12th Ward, Tadepalligudem Municipality the boundaries to an extent of Ac. 3.17 cents of which are as shown in the schedule below and which is earmarked for Public Utilities (Water Supply) use in the General Town Planning Scheme (Master Plan) of Tadepalligudem Town sanctioned in G.O.Ms.No.495 MA., dated:14.9.1988 is now designated for Residential use by variation of change of land use as marked "A " as shown in the revised part proposed land use map GTP No. 8/2012/R, which is available in Municipal Office, Tadepalligudem Town, as the Council vide resolution No. 315, dated 31.10.2007 recommended the proposal and as the proposed site is surrounded by the agricultural lands and the applicant intends to develop the site for residential purpose **subject to the following conditions namely:-**

1. The local body shall take over the hatched portion to an extent of 160 Sq. yards (northern side of the site under reference at free of cost through registered gift deed)
2. The Local Body shall take necessary steps to form 40'-00" from the main road to proposed change of land use site.
3. The applicant shall take care that no sullage or sewage flows towards S.S.Tank and proper drainage system shall be worked out.
4. The applicant shall obtain prior approval from the competent authority for any development in the proposed site.
5. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.

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6. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.
9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North :	Existing 32' - 47' wide Takara Cheruvu Road.
East :	Proposed 100 feet wide Master Plan road and R.S.Nos.11(Part) and 12 (Part) , Agricultural lands.
South :	R.S.No.11/B, Agricultural lands.
West :	R.S.No.8 and 10, Agricultural lands.

**B.SAM BOB
PRINCIPAL SECRETARY TO GOVERNMENT (UD)**

SECTION OFFICER